

Prepared by and Return to:

Timothy S. Franklin, Esq.
Franklin Legal, PL
60 Ocean Boulevard, Suite 10
Atlantic Beach, Florida 32233
(904) 465-2208

Cross-reference with Instrument
Recorded in Book 11928, Page 1704, et. seq.
& Book 17085, Page 2251, et. sea.
O.R. Duval County, Florida.

Newly Annexed Parcels TIN: 180669-0000

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SECOND
AMENDMENT TO
DECLARATION OF COVENANTS,
CONDITIONS, RESTRICTIONS AND EASEMENTS
FOR
SOUTH BEACH VILLAGE

RE: ADDITION/ANNEXATION
OF 234 ST. AUGUSTINE LOT

THIS AMENDMENT TO THE DECLARATION OF COVENANT, CONDITIONS, RESTRICTIONS, AND EASEMENTS FOR SOUTH BEACH VILLAGE (this "Amendment") is made and entered into as of this 14 day of SEPT., 2015 (the "Effective Date"), by and between the SOUTH BEACH VILLAGE HOMEOWNERS' ASSOCIATION, INC., a Florida not-for-profit corporation and homeowners association with a registered address of: c/o Leland Management, 6972 Lake Gloria Blvd., Orlando, Florida 32809 (the "Association"), and the ANNE BIONDO LIVING TRUST OF JUNE 19, 2001, for the property addressed as 234 St. Augustine Blvd., Jacksonville Beach, Florida 32250, and pursuant to proper notice, meeting and vote in accordance with the Declaration and related governing documents, a sufficient number of existing Member Owners of the Association have approved this Amendment, together the parties to this Amendment.

WITNESSETH

WHEREAS, the Declaration of Covenants, Conditions, Restrictions and Easements for South Beach Village as originally recorded at Book 11928, Page 1704, et. seq., as amended by that certain first

Annexation Agreement recorded at Book 17085, Page 2251, et. seq. O.R. Duval (the "Declaration"), controls and governs the development, use and maintenance of certain lands set forth in the legal description contained therein and incorporated thereto as attendant exhibit "A" thereof;

WHEREAS, the owner of the lot commonly addressed as 234 St. Augustine Blvd., Jacksonville Beach, Florida 32250, which lot adjoins the current property governed by the Declaration, desires to join the Association; and, whereas the Association desires the lot to be joined into the Association to be hereafter governed by the Declaration being administered by the Association;

WHEREAS, the Declaration at section 9(d) permits the amendment of same at a duly called meeting of the Association where a quorum is present if adopted by a majority of the Members;

WHEREAS, the Association conducted a member's meeting on 4 June 2015, and by proxies given within thirty (30) days thereafter, being returned first on 23 June 2015 by the first member owner, and later proxies executed by seven (7) other owners, totaling eight (8) of the existing fifteen (15) lot owners, properly approved this Amendment.

NOW, THEREFORE, in consideration of the foregoing premises, the agreements herein made, Ten and No/100 Dollars (\$ 10.00) paid in hand, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Board of Directors of the Association and the other undersigned members/parties hereto, intending to be legally bound, do hereby agree as follows:

1. Defined Terms; Binding Effect. All capitalized terms not otherwise defined in this Amendment shall have the meaning given such terms in the Declaration. This Amendment shall be binding upon the Property, all Owners and Occupants and everyone else having an interest in or dealing with the Property.

2. Addition/Annexation of Real Property into Association. That certain lot and parcel, described hereinafter shall, after the effective date hereof, be a "Lot" as defined at section (r) of article I of the Declaration, to be governed by and subject to all terms of the Declaration, and the Owner thereof such Lots a full Member of the Association:

I.	Legal:	Lot 13, Block 22, Replat of Atlantic Shores Unit No. 1, as recorded at Plat Book 14, Pages 39-40, O.R. Duval Co.
	a/k/a/	234 St. Augustine Blvd. Jacksonville Beach, Florida 32250 Tax I.D. No. 180669-0000
	Owners:	Anne Biondo Living Trust of June 19, 2001, c/o Anne Biondo, as Trustee

Further, the Owner of the 234 St. Augustine Blvd. lot promises and agrees it shall faithfully follow the approved plan of single-family development attached hereto and incorporated herein by reference, and shall, within thirty (30) days following the issuance of a Certificate of Occupancy therefor, dedicate the real property in which a sidewalk and pavers are to be installed to the Association as called for in the development plan, for the Association to maintain thereafter and to hold the Owner harmless from liability related to use and maintenance of the dedicated portion

3. Revision to Exhibit "A" Legal Description. That certain legal description at Exhibit "A" first referenced at paragraph A of the Recitals and attached to the Declaration and recorded at Book 11928, Page 1728, O.R. Duval, and later deleted and amended in its entirety at the first Annexation Amendment recorded at Book 17085, Page 2251, O.R. Duval, is hereby deleted in its entirety, and the following new legal description **2nd Revised Exhibit "A"** attached hereto and incorporated herein by reference shall

henceforth define the legal description of the "Property" and the "Lot" hereafter compromising a part thereof subject to and governed by the Declaration.

4. Ratification. Except as modified by this Amendment to annex the additional , all terms of the Declaration remain in full force and effect, and the Declaration as herein amended is hereby ratified and confirmed.

5. Counterparts. The parties hereto acknowledge that this Amendment may be executed in several counterparts, each of which shall be effective as and shall constitute an original instrument binding on the party or parties signing same. It shall not be necessary for each party to execute all copies of this Amendment, provided that each party has executed at least one copy.

6. Successors and Assigns. The Declaration, as hereby amended, shall be binding upon and shall inure to the benefit of each Owner and occupant of the Property, and their respective successors, assigns, heirs, administrators, executors and legal representatives.

7. Entire Agreement. This Amendment constitutes the entire agreement among the parties hereto. The parties do no rely upon any statement, promise or representation not herein expressed, and this Amendment once executed and delivered shall not be modified or altered in any respect except by a writing executed and delivered in the same manner as required by the Declaration. This Amendment shall be governed by and construed in accordance with the laws of the State of Florida.

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ADOPTED AND DECLARED by the ASSOCIATION this 14 day of SEPT, 2015.

I certify that the Association properly took a vote pursuant to proxies first given less than ninety (90) days hence as according to section 9(d) of the Declaration, as according to the record of proxies attached hereto, where eight of fifteen owners voted in favor of this Annexation Amendment by such proxies, having achieved a majority vote to amend the Declaration, this measure has been approved and consented to legally hereby the Association.

ASSOCIATION:

South Beach Village Homeowners' Association, Inc., by
Timothy S. Franklin, its Attorney and Agent in Fact

STATE OF FLORIDA
 COUNTY OF DUVAL

SWORN TO AND SUBSCRIBED before me this 14th day of September, 2015, by Timothy S. Franklin, Esq., and being identified as follows:

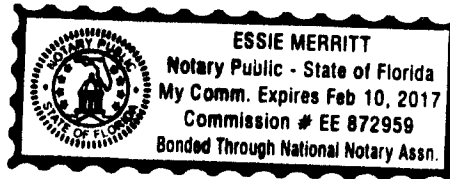
Personally Known: ✓

Produced I.D.

Type of I.D.

My Commission Expires: 2-10-17 [SEAL]

Essie Merritt
 Notary Signature
ESSIE MERRITT
 Notary Printed Name



AGREED AND DECLARED as to 234 St. Augustine Blvd., Jacksonville Beach, Florida 32250, this
____ day of _____, 2015.

WITNESS:

Anne Biondo

ANNE BIONDO LIVING TRUST OF JUNE 19, 2001, by
Anne Biondo, as Trustee

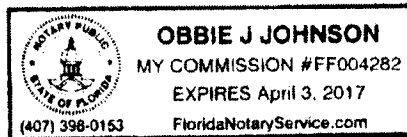
STATE OF FLORIDA
COUNTY OF DUVAL

SWORN TO AND SUBSCRIBED before me this 9th day of April, 2015, by Anne Biondo, as Trustee,
witnessed as set forth above and being identified as follows:

Personally Known: ✓
Produced I.D. _____
Type of I.D. _____

Obbie J Johnson
Notary Signature
Obbie J Johnson
Notary Printed Name

My Commission Expires: 4.3.2015 [SEAL]



**2nd REVISED
EXHIBIT "A"**
(Legal Description)

Lots 2 through 12, Lots 29 through 32 and Lot 33 except the South 27 feet thereof such Lot,
Block 22, Replat of Atlantic Shores Unit 1, of the Plat of South Beach Village,
as recorded at Plat Book 57, Page 57 and 57A, of the current, official records of Duval County, Florida,
inclusive of those lots also known and referred to on the referenced Plat
as Lots 1-12 of the Plat of South Beach Village

TOGETHER WITH,

Lot 13, Lot 27, Lot 28, Lot 35 and Lot 36, all of Block 22, of the Replat of Atlantic Shores Unit 1,
as recorded at Plat Book 14, Pages 39-40, of the current, official records of Duval County, Florida.

SOUTH BEACH VILLAGE HOMEOWNERS' ASSOCIATION, INC.
A Corporation Not-for-Profit

**LIMITED PROXY &
WAIVER OF NOTICE**

Re: Annexation of 234 St. Augustine lot

KNOW ALL PERSONS BY THESE PRESENTS, that the undersigned representative voting owner of 2722 ABACO, Jacksonville Beach, Florida 32250, hereby appoints the President of the Association, or _____, and his or her designee, attorney and agent with the power of substitution for and in the name, place and stead of the undersigned, to vote as proxy at the Annual Homeowners meeting of the Association, to be held at a time and date certain as may be noticed hereafter [provided that this proxy shall stand also as a Waiver of Notice in conformity with section II(G) of the Association's bylaws in lieu of holding any such meeting where a prior meeting noticed and held on 4 June 2015 but failed to obtain a quorum of the members and where the owner of the 234 St. Augustine lot is under time constraints to developer said lot], according to the number of votes that the undersigned would be entitled to vote if then present, in accordance with the specifications hereinafter made as follows:

Limited Powers

MM (initial) I hereby specifically authorize and instruct my proxy to cast my vote in reference to the following matters ONLY, as indicated below.

1. Amend the Declaration of South Beach Village to add/annex the lot addressed as 234 St. Augustine Blvd. in accordance with the Draft Declaration Amendment and incorporated Plan of Development to be followed by the owner thereof.

Yes MM No _____

The undersigned ratifies and confirm any and all acts and things that the proxy may do or cause to be done in the premises, whether at the meeting referred to above or at any change, adjournment or continuation of it, and revoke all prior limited proxies previously executed relative to the issue of Annexation.

Dated: 8/24/15

Owner signature

MARC MUNAGO
Printed Name
2722 ABACO LN.
Street Address

Jacksonville Beach, Florida 32250

(In no event shall this proxy be valid for longer than 90 days after the date set forth above)

SOUTH BEACH VILLAGE HOMEOWNERS' ASSOCIATION, INC.
A Corporation Not-for-Profit

**LIMITED PROXY &
WAIVER OF NOTICE**

Re: Annexation of 234 St. Augustine lot

KNOW ALL PERSONS BY THESE PRESENTS, that the undersigned representative voting owner of 245 Cayman Ct, Jacksonville Beach, Florida 32250, hereby appoints the President of the Association, or _____, and his or her designee, attorney and agent with the power of substitution for and in the name, place and stead of the undersigned, to vote as proxy at the Annual Homeowners meeting of the Association, to be held at a time and date certain as may be noticed hereafter [provided that this proxy shall stand also as a Waiver of Notice in conformity with section II(G) of the Association's bylaws in lieu of holding any such meeting where a prior meeting noticed and held on 4 June 2015 but failed to obtain a quorum of the members and where the owner of the 234 St. Augustine lot is under time constraints to developer said lot], according to the number of votes that the undersigned would be entitled to vote if then present, in accordance with the specifications hereinafter made as follows:

Limited Powers

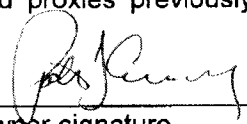
 (initial) I hereby specifically authorize and instruct my proxy to cast my vote in reference to the following matters ONLY, as indicated below.

1. **Amend the Declaration of South Beach Village to add/annex the lot addressed as 234 St. Augustine Blvd. in accordance with the Draft Declaration Amendment and incorporated Plan of Development to be followed by the owner thereof.**

Yes  No _____

The undersigned ratifies and confirm any and all acts and things that the proxy may do or cause to be done in the premises, whether at the meeting referred to above or at any change, adjournment or continuation of it, and revoke all prior limited proxies previously executed relative to the issue of Annexation.

Dated: 20 July 2015


Owner signature
Patrick J. Grady

Printed Name
245 Cayman Court

Street Address
Jacksonville Beach, Florida 32250

(In no event shall this proxy be valid for longer than 90 days after the date set forth above)

SOUTH BEACH VILLAGE HOMEOWNERS' ASSOCIATION, INC.
A Corporation Not-for-Profit

**LIMITED PROXY &
WAIVER OF NOTICE**

Re: Annexation of 234 St. Augustine lot

KNOW ALL PERSONS BY THESE PRESENTS, that the undersigned representative voting owner of 2906 Madrid St., Jacksonville Beach, Florida 32250, hereby appoints the President of the Association, or Mr. Jeffrey Price, and his or her designee, attorney and agent with the power of substitution for and in the name, place and stead of the undersigned, to vote as proxy at the Annual Homeowners meeting of the Association, to be held at a time and date certain as may be noticed hereafter [provided that this proxy shall stand also as a Waiver of Notice in conformity with section II(G) of the Association's bylaws in lieu of holding any such meeting where a prior meeting noticed and held on 4 June 2015 but failed to obtain a quorum of the members and where the owner of the 234 St. Augustine lot is under time constraints to developer said lot], according to the number of votes that the undersigned would be entitled to vote if then present, in accordance with the specifications hereinafter made as follows:

Limited Powers

JP (initial) I hereby specifically authorize and instruct my proxy to cast my vote in reference to the following matters ONLY, as indicated below.

1. **Amend the Declaration of South Beach Village to add/annex the lot addressed as 234 St. Augustine Blvd. in accordance with the Draft Declaration Amendment and incorporated Plan of Development to be followed by the owner thereof.**

Yes X No

The undersigned ratifies and confirm any and all acts and things that the proxy may do or cause to be done in the premises, whether at the meeting referred to above or at any change, adjournment or continuation of it, and revoke all prior limited proxies previously executed relative to the issue of Annexation.

Dated: 08/04/15

Joseph Salazar
Owner signature
Joseph Salazar
Printed Name
2906 Madrid St
Street Address
Jacksonville Beach, Florida 32250

(In no event shall this proxy be valid for longer than 90 days after the date set forth above)

SOUTH BEACH VILLAGE HOMEOWNERS' ASSOCIATION, INC.
A Corporation Not-for-Profit

**LIMITED PROXY &
WAIVER OF NOTICE**

Re: Annexation of 234 St. Augustine lot

KNOW ALL PERSONS BY THESE PRESENTS, that the undersigned representative voting owner of 234 Cayman Ct. Jacksonville Beach, Florida 32250, hereby appoints the President of the Association, or _____, and his or her designee, attorney and agent with the power of substitution for and in the name, place and stead of the undersigned, to vote as proxy at the Annual Homeowners meeting of the Association, to be held at a time and date certain as may be noticed hereafter [provided that this proxy shall stand also as a Waiver of Notice in conformity with section II(G) of the Association's bylaws in lieu of holding any such meeting where a prior meeting noticed and held on 4 June 2015 but failed to obtain a quorum of the members and where the owner of the 234 St. Augustine lot is under time constraints to developer said lot], according to the number of votes that the undersigned would be entitled to vote if then present, in accordance with the specifications hereinafter made as follows:

Limited Powers

ARL (Initial) I hereby specifically authorize and instruct my proxy to cast my vote in reference to the following matters ONLY, as indicated below.

1. Amend the Declaration of South Beach Village to add/annex the lot addressed as 234 St. Augustine Blvd. in accordance with the Draft Declaration Amendment and incorporated Plan of Development to be followed by the owner thereof.

Yes X No _____

The undersigned ratifies and confirm any and all acts and things that the proxy may do or cause to be done in the premises, whether at the meeting referred to above or at any change, adjournment or continuation of it, and revoke all prior limited proxies previously executed relative to the issue of Annexation.

Dated: 1.27.15

ARL
Owner signature
Angie Sparks
Printed Name
234 Cayman Ct.
Street Address
Jacksonville Beach, Florida 32250

(In no event shall this proxy be valid for longer than 90 days after the date set forth above)

SOUTH BEACH VILLAGE HOMEOWNERS' ASSOCIATION, INC.
A Corporation Not-for-Profit

**LIMITED PROXY &
WAIVER OF NOTICE**

Re: Annexation of 234 St. Augustine lot

KNOW ALL PERSONS BY THESE PRESENTS, that the undersigned representative voting owner of 2736 Abaco Ln., Jacksonville Beach, Florida 32250, hereby appoints the President of the Association, or _____, and his or her designee, attorney and agent with the power of substitution for and in the name, place and stead of the undersigned, to vote as proxy at the Annual Homeowners meeting of the Association, to be held at a time and date certain as may be noticed hereafter [provided that this proxy shall stand also as a Waiver of Notice in conformity with section II(G) of the Association's bylaws in lieu of holding any such meeting where a prior meeting noticed and held on 4 June 2015 but failed to obtain a quorum of the members and where the owner of the 234 St. Augustine lot is under time constraints to develop said lot], according to the number of votes that the undersigned would be entitled to vote if then present, in accordance with the specifications hereinafter made as follows:

Limited Powers

ASF (initial) I hereby specifically authorize and instruct my proxy to cast my vote in reference to the following matters ONLY, as indicated below.

1. Amend the Declaration of South Beach Village to add/annex the lot addressed as 234 St. Augustine Blvd. in accordance with the Draft Declaration Amendment and incorporated Plan of Development to be followed by the owner thereof.

Yes ✓ No _____

The undersigned ratifies and confirm any and all acts and things that the proxy may do or cause to be done in the premises, whether at the meeting referred to above or at any change, adjournment or continuation of it, and revoke all prior limited proxies previously executed relative to the issue of Annexation.

Dated: 7/27/15

Ashley Frazer Sperling
Owner signature
Ashley Frazer Sperling
Printed Name
2736 Abaco Ln.
Street Address
Jacksonville Beach, Florida 32250

(In no event shall this proxy be valid for longer than 90 days after the date set forth above)

SOUTH BEACH VILLAGE HOMEOWNERS' ASSOCIATION, INC.
A Corporation Not-for-Profit

**LIMITED PROXY &
WAIVER OF NOTICE**

Re: Annexation of 234 St. Augustine lot

KNOW ALL PERSONS BY THESE PRESENTS, that the undersigned representative voting owner of 2906 Abaco Ln, Jacksonville Beach, Florida 32250, hereby appoints the President of the Association, or _____, and his or her designee, attorney and agent with the power of substitution for and in the name, place and stead of the undersigned, to vote as proxy at the Annual Homeowners meeting of the Association, to be held at a time and date certain as may be noticed hereafter **[provided that this proxy shall stand also as a Waiver of Notice in conformity with section II(G) of the Association's bylaws in lieu of holding any such meeting where a prior meeting noticed and held on 4 June 2015 but failed to obtain a quorum of the members and where the owner of the 234 St. Augustine lot is under time constraints to developer said lot]**, according to the number of votes that the undersigned would be entitled to vote if then present, in accordance with the specifications hereinafter made as follows:

Limited Powers

CW (initial) I hereby specifically authorize and instruct my proxy to cast my vote in reference to the following matters ONLY, as indicated below.

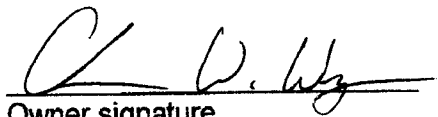
1. **Amend the Declaration of South Beach Village to add/annex the lot addressed as 234 St. Augustine Blvd. in accordance with the Draft Declaration Amendment and incorporated Plan of Development to be followed by the owner thereof.**

Yes ✓

No _____

The undersigned ratifies and confirm any and all acts and things that the proxy may do or cause to be done in the premises, whether at the meeting referred to above or at any change, adjournment or continuation of it, and revoke all prior limited proxies previously executed relative to the issue of Annexation.

Dated: 06/24/2015



Owner signature

Christopher W. Wynne

Printed Name

2906 Abaco Ln

Street Address

Jacksonville Beach, Florida 32250

(In no event shall this proxy be valid for longer than 90 days after the date set forth above)

SOUTH BEACH VILLAGE HOMEOWNERS' ASSOCIATION, INC.
A Corporation Not-for-Profit

**LIMITED PROXY &
WAIVER OF NOTICE**

Re: Annexation of 234 St. Augustine lot

KNOW ALL PERSONS BY THESE PRESENTS, that the undersigned representative voting owner of _____, Jacksonville Beach, Florida 32250, hereby appoints the President of the Association, or _____, and his or her designee, attorney and agent with the power of substitution for and in the name, place and stead of the undersigned, to vote as proxy at the Annual Homeowners meeting of the Association, to be held at a time and date certain as may be noticed hereafter [provided that this proxy shall stand also as a Waiver of Notice in conformity with section II(G) of the Association's bylaws in lieu of holding any such meeting where a prior meeting noticed and held on 4 June 2015 but failed to obtain a quorum of the members and where the owner of the 234 St. Augustine lot is under time constraints to develop said lot], according to the number of votes that the undersigned would be entitled to vote if then present, in accordance with the specifications hereinafter made as follows:

Limited Powers

_____ (initial) I hereby specifically authorize and instruct my proxy to cast my vote in reference to the following matters ONLY, as indicated below.

1. Amend the Declaration of South Beach Village to add/annex the lot addressed as 234 St. Augustine Blvd. in accordance with the Draft Declaration Amendment and incorporated Plan of Development to be followed by the owner thereof.

Yes _____



No _____

The undersigned ratifies and confirm any and all acts and things that the proxy may do or cause to be done in the premises, whether at the meeting referred to above or at any change, adjournment or continuation of it, and revoke all prior limited proxies previously executed relative to the issue of Annexation.

Dated: 7/17/15

Owner signature _____

CHRIS TURNER

Printed Name

243 Cayman Cr.

Street Address

Jacksonville Beach, Florida 32250

(In no event shall this proxy be valid for longer than 90 days after the date set forth above)

SOUTH BEACH VILLAGE HOMEOWNERS' ASSOCIATION, INC.
A Corporation Not-for-Profit

**LIMITED PROXY &
WAIVER OF NOTICE**

Re: Annexation of 234 St. Augustine lot

KNOW ALL PERSONS BY THESE PRESENTS, that the undersigned representative voting owner of 2902 Madrid St., Jacksonville Beach, Florida 32250, hereby appoints the President of the Association, or _____, and his or her designee, attorney and agent with the power of substitution for and in the name, place and stead of the undersigned, to vote as proxy at the Annual Homeowners meeting of the Association, to be held at a time and date certain as may be noticed hereafter [provided that this proxy shall stand also as a Waiver of Notice in conformity with section II(G) of the Association's bylaws in lieu of holding any such meeting where a prior meeting noticed and held on 4 June 2015 but failed to obtain a quorum of the members and where the owner of the 234 St. Augustine lot is under time constraints to developer said lot], according to the number of votes that the undersigned would be entitled to vote if then present, in accordance with the specifications hereinafter made as follows:

Limited Powers

Jon Wayne (initial) I hereby specifically authorize and instruct my proxy to cast my vote in reference to the following matters ONLY, as indicated below.

1. **Amend the Declaration of South Beach Village to add/annex the lot addressed as 234 St. Augustine Blvd. in accordance with the Draft Declaration Amendment and incorporated Plan of Development to be followed by the owner thereof.**

Yes X No _____

The undersigned ratifies and confirm any and all acts and things that the proxy may do or cause to be done in the premises, whether at the meeting referred to above or at any change, adjournment or continuation of it, and revoke all prior limited proxies previously executed relative to the issue of Annexation.

Dated: 6/23/2015


Owner signature
Jon Wayne LYAN M. WALK
Printed Name
2902 MADRID ST.
Street Address
Jacksonville Beach, Florida 32250

(In no event shall this proxy be valid for longer than 90 days after the date set forth above)

ANNEXATION PROPOSAL 234 ST. AUGUSTINE BLVD. / SOUTH BEACH VILLAGE

The owner of 234 St. Augustine Blvd. requests the Board of Directors of the South Beach Village HOA Inc. and a majority of the owners to consider and approve the annexation of the property into the subdivision, which would allow the owner pedestrian access only (no driveway or parking) to Abaco Lane, on the following conditions of benefit to the subdivision,

- 1) Owner would dedicate to the Association an area of approximately 19' x 11' located at the northern terminus of present Abaco Lane, to be an addition to the private Abaco Lane usable by all the owners, to be maintained thereafter by the Association. This area is shown on the attached drawings.**

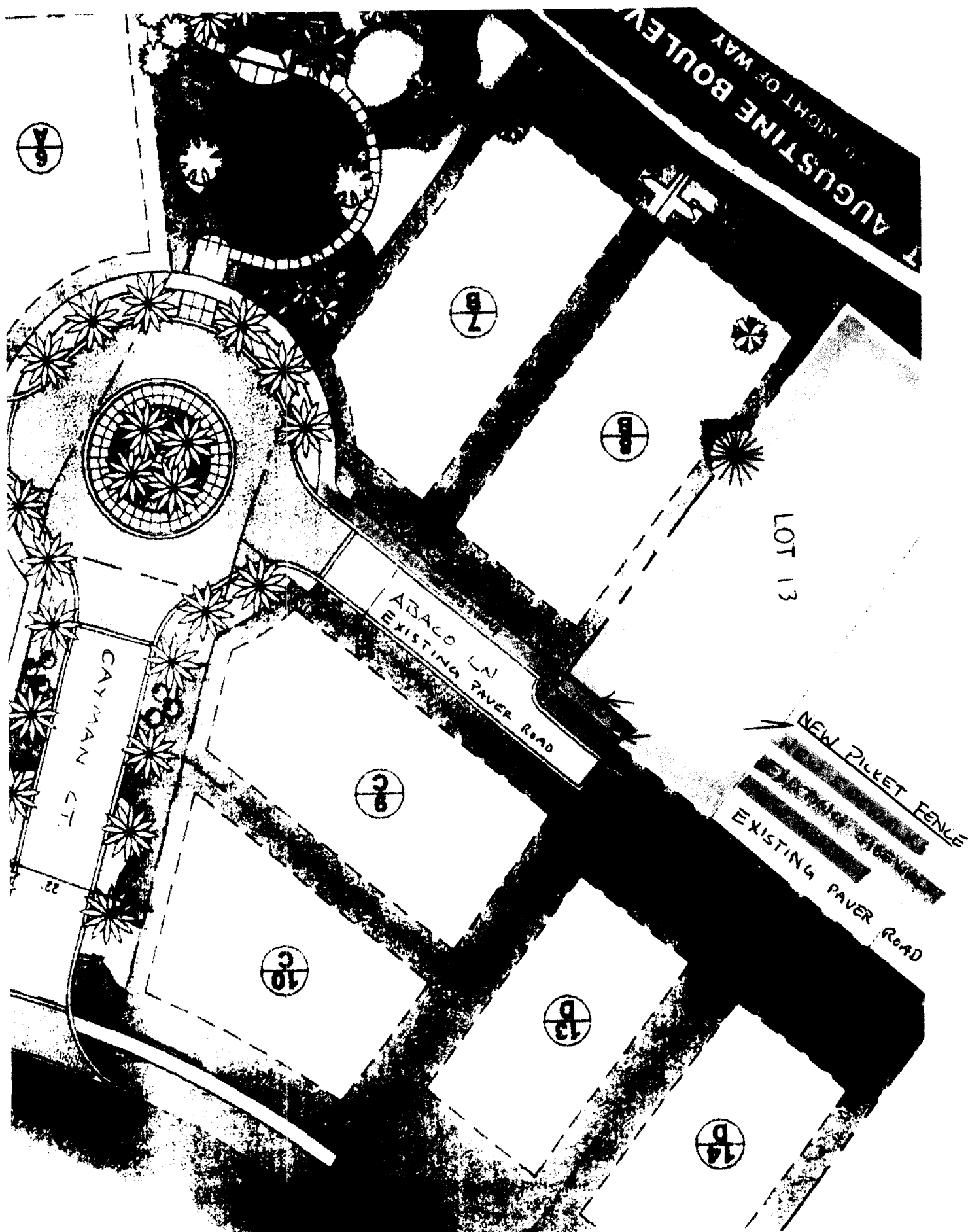
This dedication will eliminate the odd cut out in the pavers and allow Abaco Lane to maintain the same width to its end and remove the six foot tall wood fence. The sidewalk will also continue for 19' along the edge of the new paver section creating a much wider and visually appealing end to Abaco Lane.

- 2) HOA will be responsible for removing 26' of the 6' wood fence. The lot owner will be responsible for the installation of pavers for the roadway and installing the new 4' x 19' sidewalk. The lot owner will install 26' of white picket fence with one arbor entrance into the lot, to match the style in the rest of SBV.**
- 3) Owner would install a wall along the boundary of the property line abutting St. Augustine Blvd. to connect connect same into the existing perimeter wall along 3rd Street. The new wall will turn 90 degrees back south along the east property line for approximately 3'.**

The wall would be designed, styled, finished, and painted to match the existing wall. It will be dedicated to the Association for maintenance thereafter as with the other portions of the subdivisions perimeter wall. There will be an electronic gate across the driveway portion that accesses St. Augustine Blvd. that will be owned and maintained by the lot owner.



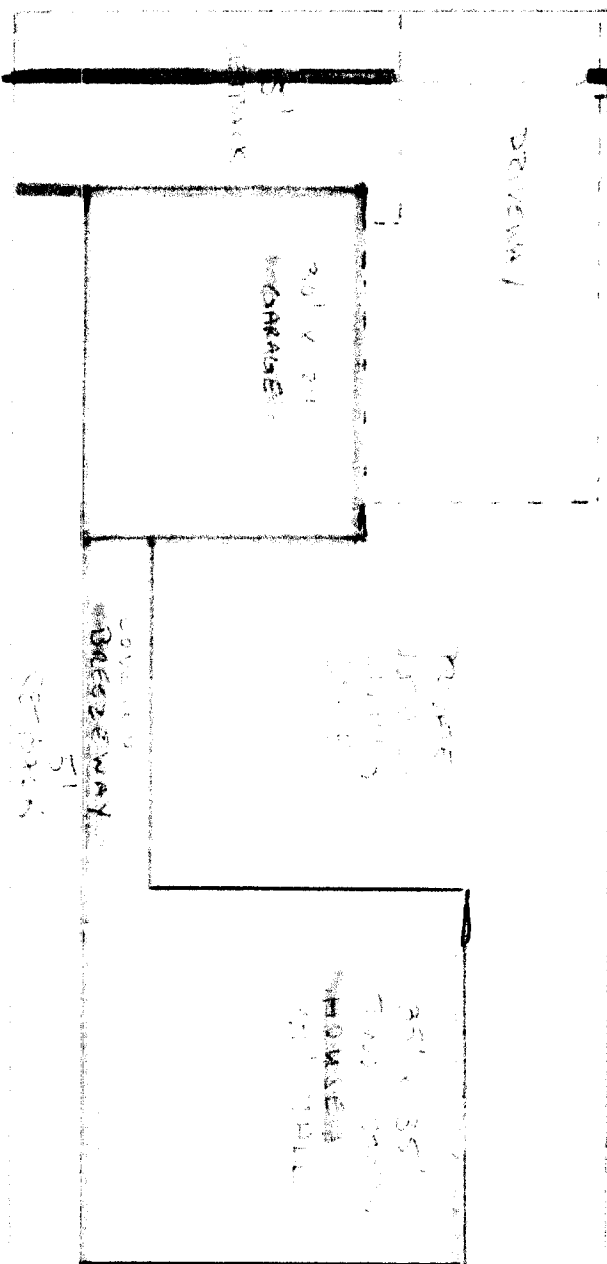
Larry Rice, Realtor, Keller Williams Atlantic Partners.



LINE AUGUSTINE BLVD

[REDACTED]

LINE OF
EXISTING
BLOCK WALL
LINE OF
EXISTING
GARAGE



EXISTING
GATE

10' x 20'

20' x 21'
GARAGE

10' x 20'

DRIVEWAY
10' x 20'

HOUSE
10' x 20'

NEW ALLEY
FENCE WITH
ARBOR.

EXISTING WOOD FENCE

ABACO LANE